



**City of Taylorsville
PLANNING COMMISSION MEETING
Agenda - June 14, 2005
Council Chambers - 2600 West Taylorsville Blvd
Work Meeting - 6:00 P.M. - Regular Session - 7:00 P.M.**

CONSENT AGENDA

1. **MINUTES:** Review/approval of Minutes for April 26, 2005.

HOME OCCUPATION

2. **PUBLIC HEARING**
Family Day Care.

Applicant: Rachel Christensen
Address: 6449 South 4015 West
File: 20H05 - Nick Norris - City Planner

GENERAL PLAN AMENDMENTS

3. **PUBLIC HEARING**

Recommendation to the City Council to Amend the General Plan Map from Low Density Residential to Community Commercial.

Applicant: Chan Tran
Address: 1841 & 1863 West 4100 South
File: 4G05 - Dan Udall - City Planner

⇒ Withdrawn

4. **PUBLIC HEARING**

Recommendation to the City Council to Amend the General Plan Text in the 4800 South Small Area Master Plan for Property Located at 1130 West 5161 South.

Applicant: Kevin Olson
File: 5G05 - Dan Udall - City Planner

ZONE CHANGES

5. **PUBLIC HEARING**

Recommendation to the City Council to Amend the Zoning Map from R-1-8 to R-1-6.

Applicant: Brandi Olsen
Address: 3428 West 4850 South
File: 7Z05 - Nick Norris - City Planner

6. **PUBLIC HEARING**

Recommendation to the City Council to Amend the Zoning Map from O-P to R-2-8.

Applicant: Richard Perschon
Address: 4874 South Plymouth View Drive (1625 West)
File: 8Z05 - Dan Udall - City Planner

7. **PUBLIC HEARING**

Recommendation to the City Council to Amend the Zoning Map from A-5 and R-1-21 to R-1-6.

Applicant: Kevin Olson
Address: 6687 South 1300 West and 1231-1261 West Brewski Bay (6750 South)
File: 9Z05 - Michael Maloy - City Planner

8. **PUBLIC HEARING**

Recommendation to the City Council to Amend Zoning Conditions on Property Located at 2132 - 2192 West 5400 South to Allow a Car Wash as a Conditional Use.

Applicant: Nathan Coulter
File: 10Z05- Nick Norris - City Planner

ZONING TEXT CHANGE

9. **PUBLIC HEARING**

Recommendation to the City Council to Amend Section 13.26.040 of the Zoning Ordinance to Allow an Automatic Car Wash as a Conditional Use.

Applicant: Nathan Coulter
File: 11Z05- Nick Norris - City Planner

CONDITIONAL USE PERMITS

10. **PUBLIC HEARING**

18 Unit Planned Unit Development (Final).

Applicant: D.R. Horton, Inc.
Address: 4242 South 2200 West
File: 10C05 - Dan Udall - City Planner

11. **PUBLIC HEARING**
Animal Hobby Permit.
Applicant: Wendy Anderson
Address: 5647 South Bennion Drive (3160 West)
File: 17C05- Nick Norris - City Planner
12. **PUBLIC HEARING**
Extension of Cell Tower to 80' High (Preliminary).
Applicant: Cricket Communications
Address: 2750 West 5200 South
File: 19C05 - Nick Norris - City Planner
13. **PUBLIC HEARING**
Athletic Gymnasium (Preliminary).
Applicant: Amsource
Address: 5345 South 4015 West
File: 20C05 - Nick Norris - City Planner
14. **PUBLIC HEARING**
Commercial Planned Unit Development (Conceptual).
Applicant: Cary Dunn, Nova Source
Address: 5419 South Redwood Road
File: 21C05 - Michael Maloy - City Planner
15. **PUBLIC HEARING**
1,000 Square Foot Detached Garage (Preliminary).
Applicant: Christopher Wardle
Address: 6118 South 2795 West
File: 22C05 - Nick Norris - City Planner
16. **PUBLIC HEARING**
40 Attached Units (Conceptual).
Applicant: Don Patton
Address: 677 West 4800 South
File: 23C05 - Dan Udall - City Planner

MEETING REVIEW - Review of City Council meeting. (Commissioner Barbour)

ADJOURNMENT

The Taylorsville City Planning and Zoning Commission reserves the right to amend the order of agenda if it deems appropriate.

In accordance with the Americans with Disabilities Act, the City of Taylorsville will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling 963-5400 at least 24 hours in advance of the meeting to be held.

